

Survey in the NE1/4 & SE1/4 of the NE1/4 of Section 16, Twp. 35 N., Rng. 7 E., W.M. Short Plat No. 91-098

Legal Description

PARCEL A: The East Half of the Northeast Quarter of Section 16, Township 35 North, Range 7 East of the Willamette Meridian; EXCEPT the following described portion thereof: Commencing at the Northeast corner of said Section 16; thence N88°53'01"W along the North line of said Section 16 a distance of 428.44 feet to the true point of beginning; thence S00°53'36"W a distance of 1329.62 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 16; thence N88°58'11"W along said South line a distance of 410.93 feet to a point that bears S01°00'45"W from a point on the South line of that parcel conveyed to Clifford Johnson and Jacqueline Johnson, husband and wife, by Deed recorded May 1, 1956, under Auditor's File No. 535374, records of Skagit County, Washington, which point lies S88°53'01"E 31.32 feet from the Southwest corner of said Johnson parcel; thence N01°00'45"E a distance of 1192.23 feet to said point on the South line of said Johnson parcel; thence N15°30'37"W to the North line of said Section 16; thence S88°53'01"E along the North line of said Section 16 to true point of beginning. PARCEL B: That portion of the Southeast Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 7 East of the Willamette Meridian, lying South of the State Highway as conveyed by Deed recorded September 6, 1938, under Auditor's File No. 305473, records of Skagit County Washington, described as follows: Commencing at the Southeast corner of said Section 9; thence N88°53'01"W along the South line of said Section 9 a distance of 890.95 feet to a point on the West line of that parcel conveyed to Clifford Johnson and Jacqueline Johnson, husband and wife, by Deed recorded May 1, 1956, under Auditor's File No. 535374, records of Skagit County, Washington; thence S08°27'17"E along said West line a distance of 139.95 feet to the Southwest corner of said Johnson Parcel; thence S88°53'01"E along the South line of said Johnson Parcel a distance of 31.32 feet; thence N15°30'37"W to the South line of said Section 9 and the true point of beginning; thence continue N15°30'37"W to the South line of State Highway described above; thence Southwesterly along the South line of said highway to the intersection of said highway with the South line of said Section 9; thence S88°53'01"E along the South line of said Section 9 to the point of beginning. PARCEL C: A non-exclusive easement for ingress, egress and utilities as granted to Orlie N. Royal by instrument recorded April 17, 1991, under Auditor's File No. 9104170014, records of Skagit County, Washington, and described as follows: Commencing at the Northeast corner of Section 16, Township 35 North, Range 7 East of the Willamette Meridian; thence N88°53'01"W along the North line of said Section 16, a distance 428.44 feet to the point of beginning; thence continuing N88°53'01" West along said North line a distance of 336.56 feet to a point on the East line of that tract of land conveyed to Thomas Royal and Orlie Royal, husband and wife, by Deed recorded March 4, 1939, under Auditor's File No. 310557, records of Skagit County, Washington; thence N00°59'14"E along the East line of said tract a distance of 71.84 feet, more or less to the South right-of-way line of State Highway SR 20; thence S80°41'28"W along said South right-of-way line a distance of 20.33 feet; thence S00°59'14"W, a distance of 88.17 feet; thence S88°53'01"E, a distance of 356.59 feet; thence N00°53'36"E, a distance of 20.00 feet to the point of beginning.

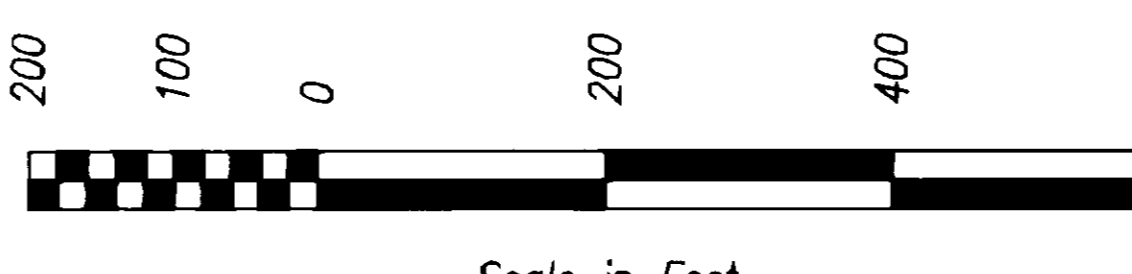
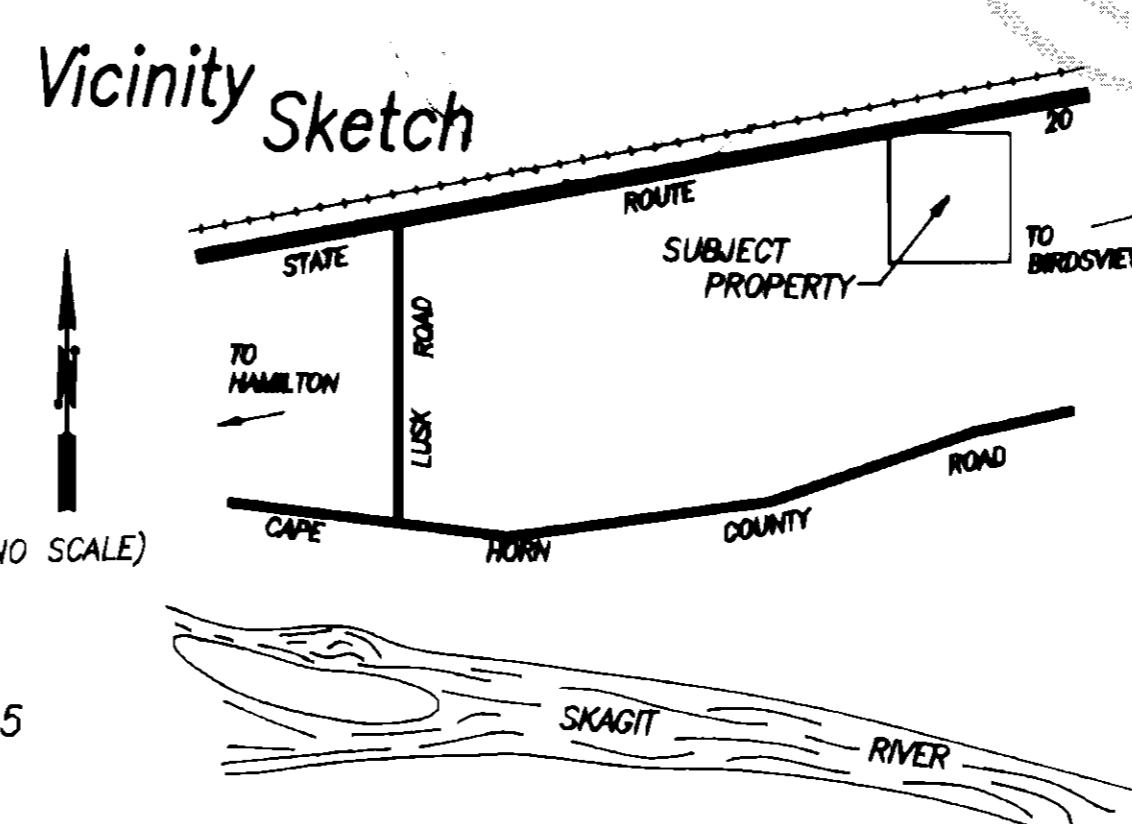
Legend
• Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

LINE TABLE
BEARING DISTANCE
L1 N80°41'28"E 71.15'
L2 S00°59'14"W 71.84'

FOUND 1.25" IRON PIPE W/ PLUG & TACK IN CASE CORNER ON MAR. 2, 1982 AS SHOWN ON SHORT PLAT VOL. 5 PAGE 186

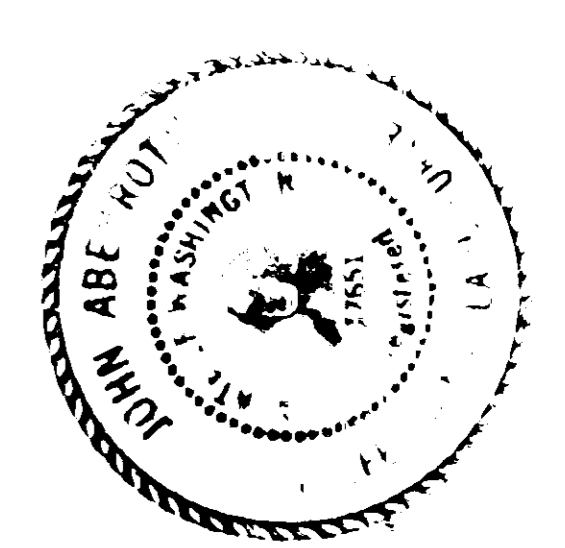
SET CONCRETE MONUMENT IN APRIL 1982 AS SHOWN ON SHORT PLAT VOL. 5 PAGE 186

- Notes
1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning - Commercial and Residential Reserve.
4. Basis-of-bearings - Assumed S88°53'01"E on the North line of the Northeast quarter of Section 16.
4. Water - Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
5. Sewer - individual on-site sewage systems.



AUDITOR'S CERTIFICATE
Filed for record this 23 day of Dec 1992 at 2:00 minutes past 2 o'clock of the day of the month of Dec 1992, and recorded in Volume 10 of Short Plats at page 92 of records of Skagit County, Wa.

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 1990 at the request of Orlie Royal.



Acknowledgements
State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Orlie Royal signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature: Marjorie Deunt
Title: Permit Tech Date: 4/17/92
My appointment expires 4-8-92

Consent
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.
Orlie Royal

Treasurer's Certificate
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1992.

Adopted and Approved by
Skagit County Treasurer, Dana Mize, Date 12-16-92

Approvals
The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 18th day of Dec 1992.
Short Plat Administrator: [Signature] County Engineer: [Signature]

Short Plat for Orlie Royal

Table with columns: DATE, LOT 2 FRONTAGE PER COUNTY REQUEST, FWM, JOB#, 920-89, DRAWN, FWM, CHECKED, J.L.A., DATE, 06DEC90, SCALE, 1" = 200', SHEET, 1 OF 1